



TIFFANY & BOSCO
P.A.

Dated: November 11, 2009

**2525 EAST CAMELBACK ROAD
SUITE 300**

PHOENIX, ARIZONA 85016

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A handwritten signature in black ink, appearing to read "George B. Nielsen, Jr.", is written over a horizontal line.

GEORGE B. NIELSEN, JR
U.S. Bankruptcy Judge

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

09-23289/0136112679

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Daniel Ramos and Olga Ramos
Debtors.

Wells Fargo Home Mortgage, Inc
Movant,
vs.

Daniel Ramos and Olga Ramos, Debtors, Russell A.
Brown, Trustee.

Respondents.

No. 2:09-bk-20958-GBN

Chapter 13

ORDER

(Related to Docket #19)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefor,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated April 8, 2004 and recorded in the office of the
3 Maricopa County Recorder wherein Wells Fargo Home Mortgage, Inc is the current beneficiary and
4 Daniel Ramos and Olga Ramos have an interest in, further described as:

5 Lot 128, KNOELL MESA UNIT ONE, according to Book 202 of Maps, Page 16, records of
6 Maricopa County, Arizona.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
13 to which the Debtor may convert.

14
15 DATED this ____ day of _____, 2009.

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17 _____
18 JUDGE OF THE U.S. BANKRUPTCY COURT
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